



2022

TEXAS HISTORICAL COMMISSION
COURTHOUSE
GRANT
APPLICATION
GUIDE

2023

TEXAS HISTORIC COURTHOUSE
PRESERVATION PROGRAM



Clockwise from top left: Falls, Marion, Lipscomb, and San Saba courthouses

PROGRAM HISTORY

ABOUT THE TEXAS HISTORIC COURTHOUSE PRESERVATION PROGRAM

The Texas Historical Commission's nationally recognized and award-winning Texas Historic Courthouse Preservation Program (THCPP), was established in June 1999 by the Texas Legislature and Gov. George W. Bush. The program awards three types of grants: planning grants for the county to produce architectural plans and specifications; construction grants for the county to undertake construction of some kind; and emergency grants to address issues endangering a historic courthouse or its occupants.

The program's ultimate goal is the preservation of all of Texas' historic courthouses. A focus is placed on restoration of these buildings to a period in history, usually the original construction date of the building, using the Secretary of the Interior's [*Standards for the Treatment of Historic Properties*](#). The program also addresses code compliance and safety, accessibility and updates to building systems to provide more efficiency and functionality.

Texas courthouses are among the most widely recognized, used, and appreciated assets in our communities. With some courthouses dating from as far back as the mid-19th century, they were among the first permanent structures in many counties. With their brick and stone towers, ornate cupolas, and soaring domes, they represent an impressive collection of public architecture.

Not surprisingly, Texas has more historic courthouses than any other state—over 246 are still in active government use. With decades or even centuries of use, most of these structures have significantly deteriorated due to inadequate maintenance, insensitive modifications, or weather-related damage.

Since the program was created, over \$320 million has been appropriated by the Texas Legislature to courthouses in need. To be considered eligible for this program, a building must be at least 50 years old, have served or currently serve as a county courthouse, and have an approved master plan. Grant cycles are contingent upon funding from the legislature and are typically available in the fiscal year following a legislative session. The 87th Legislature, which met in 2021, has allocated an additional \$25 million to the THCPP for the biennium.

To date, the program has funded the restoration of 74 Texas courthouses and another 27 courthouses have received emergency or planning grants. These restored county courthouses serve as a catalyst to economic revitalization in the business districts that surround courthouse squares throughout the state. Counties with restored historic courthouses also see an impact in the form of improved building accessibility and usability, easier building maintenance, increased safety and energy efficiency, and downtown revitalization in addition to expanding local tourism.



ABOUT THE TEXAS COURTHOUSE STEWARDSHIP PROGRAM



Mills County Courthouse, Goldthwaite

Since 1999, the Texas Historic Preservation Program (THCPP), and its local partners have made significant financial investments in the restoration of historic courthouses across the state.

In order to protect and preserve these buildings for future generations, the Texas Courthouse Stewardship Program was created in 2005 to assist counties by fostering facility planning, budgeting, and training. The goal is to prevent newly restored facilities from returning to a state of deferred maintenance and disrepair.

Counties are encouraged to develop a cyclical maintenance plan for immediate and long-term care of their historic properties. A complete plan should include inspection schedules and recommendations for appropriate materials and procedures, as well as projected budgets for the prescribed work.

One of the services offered by Texas Historical Commission (THC) staff is consultations. We can help address maintenance and repair concerns or direct county staff to sources of information, including publications, architects, and contractors. THC staff also periodically visits each completed restoration project to identify and

assist in resolving any problems, monitor the level of ongoing maintenance, and discuss future preventative maintenance needs with county officials and facility maintenance managers.

Since 2006, the Texas Land Title Association has partnered with the THC as a sponsor of our annual Texas Courthouse Stewardship Workshop, designed for counties that have received funding through the THCPP and have completed their projects, or are in the process of doing so. The workshop is a unique opportunity to hear from guest speakers and THC staff on preventive maintenance challenges and solutions for historic county courthouses.

Additionally, the program offers periodic training and networking opportunities across the state. These regional workshops allow for elected officials who share common challenges and concerns to meet and discuss successful approaches. Their courthouses have similar environmental conditions and, often, skilled subcontractors serve specific areas of the state.

In early 2019, the THC released the Historic Courthouse Maintenance Handbook, which includes inspection checklists and maintenance recommendations.

THE BENEFITS OF RESTORED HISTORIC COURTHOUSES

ECONOMIC



- Since 1999, 11,800+ jobs created through courthouse preservation projects
- Generated nearly \$690 million in revenue
- Generated almost \$850 million in gross state product
- Restored courthouses reinvigorate historic downtowns and promote heritage tourism, a \$7.3 billion industry in Texas
- Increased downtown property values
- Increased downtown occupancy
- Increased utility savings from new, energy-efficient systems

ACCESSIBILITY



- ADA-accessible parking and building access (sidewalk and ramps)
- Wheelchair accessibility (elevator, ramps, seating, accessible-height counters, and handrails)
- Signage and other accommodations for the visually impaired
- And many more compliance requirements of the Texas Accessibility Standards

SAFETY



- Brought up to code compliance
- Installation of fire detection, notification, and suppression systems
- Replacement of outdated electrical systems (reduces fire risks)
- Installation of lightning protection
- Installation of security systems
- Improved air quality

ENERGY EFFICIENCY/ SUSTAINABILITY



- New, more efficient mechanical and electrical systems
- Installation of insulation and weatherized windows/doors
- Decrease in water usage with new plumbing systems/fixtures

MAINTENANCE



- More manageable maintenance due to all-new finishes, sealants, and building infrastructure
- Counties receive post-restoration maintenance training

FUNCTIONALITY



- Improved audio-visual systems and courtroom functionality
- Improved courtroom acoustics
- Improved technology/network systems
- Improved document and file storage, with better temperature/humidity control

QUALITY OF LIFE



- Restored courthouses instill community pride as centerpieces
- Courthouse lawns and squares serve as event/festival spaces
- Restoration projects increase employment in construction industry and strengthen skills of craftspeople in specialty trades



TESTIMONIALS

DENTON COUNTY COURTHOUSE

“I believe the courthouse restoration was the key to the revitalization of Denton. It was huge for us because we created a showplace that triggered businesses wanting to come to Denton and open up downtown.”

DANNY BRUMLEY

Denton County Facilities Director



NAVARRO COUNTY COURTHOUSE

“Our county courthouses are our history and heritage. Failing to preserve and keep them functional is, to me, dishonoring our past. Thanks to the Texas Historic Courthouse Preservation Program, we can keep their beauty and usefulness alive!”

H.M. DAVENPORT

Navarro County Judge



WHARTON COUNTY COURTHOUSE

“The courthouse restoration brought a lot of new businesses to the town center. It literally brought the town back from the dead.”

BARBARA YOUNG

Former chair
of the Wharton County Courthouse Committee



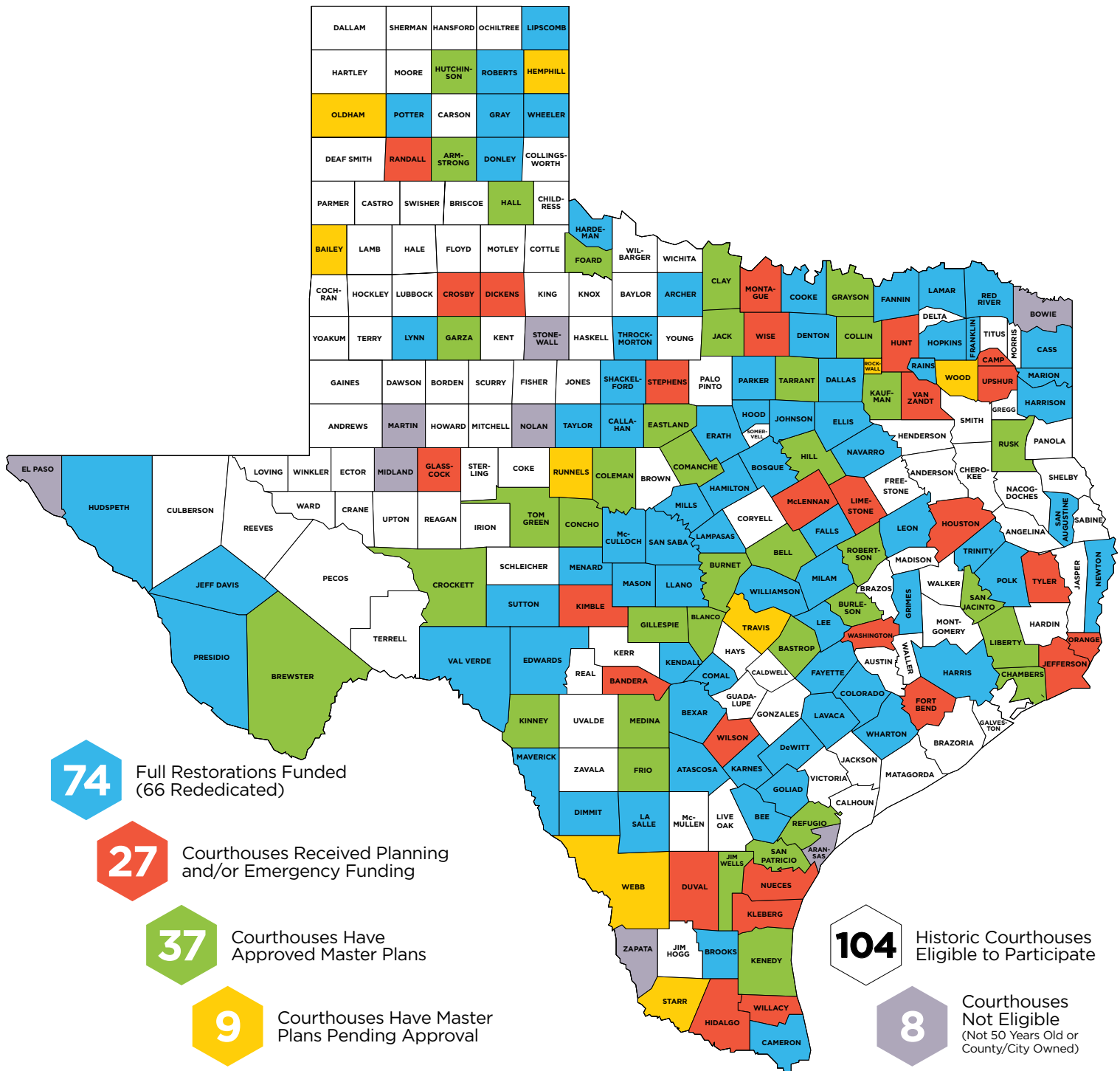
BEE COUNTY COURTHOUSE

“The courthouse restoration was a catalyst that really helped redevelop downtown. It was the basis for a long-range plan for the revitalization of the downtown area and resulted in a reinvestment of \$9 million in a two-year period.”

DR. BARBARA WELDER

Former chair of the Bee County Historical Commission

TEXAS HISTORIC COURTHOUSE PRESERVATION PROGRAM



101 Courthouses Awarded Preservation Grants

73 Counties Have Committed Local Funds and Need State Grants to Restore Their Historic Courthouses

MAJOR FUNDING FOR PROJECTS FROM 1999 TO 2021

FULLY RESTORED COURTHOUSES

County	City	Rededicated	Yr Built
Archer	Archer City	5/12/05	1891
Atascosa	Jourdanton	6/14/03	1912
Bee	Beeville	5/20/06	1913
Bexar	San Antonio	7/14/15	1896
Bosque	Meridian	9/22/07	1886
Brooks	Falfurrias	2/26/10	1914
Cameron	Brownsville	10/17/06	1912
Cass	Linden	2/18/12	1861
Colorado	Columbus	5/17/14	1891
Comal	New Braunfels	1/22/13	1898
Cooke	Gainesville	11/12/11	1911
Dallas	Dallas	5/15/07	1892
Denton	Denton	11/6/04	1896
DeWitt	Cuero	10/27/07	1896
Dimmit	Carrizo Springs	11/18/04	1884
Donley	Clarendon	7/4/03	1894
Edwards	Rocksprings	7/5/14	1891
Ellis	Waxahachie	10/4/03	1897
Erath	Stephenville	8/20/02	1892
Falls	Marlin	10/16/21	1940
Fannin	Bonham	3/10/22	1889
Fayette	La Grange	6/25/05	1891
Franklin	Mount Vernon	9/20/14	1912
Goliad	Goliad	12/4/03	1894
Gray	Pampa	4/12/03	1928
Grimes	Anderson	3/2/02	1894
Hamilton	Hamilton	4/28/12	1887
Hardeman	Quanah	5/9/14	1908
Harris	Houston	8/23/11	1910
Harrison	Marshall	6/20/09	1901
Hood	Granbury	10/27/12	1891
Hopkins	Sulphur Springs	12/7/02	1894
Hudspeth	Sierra Blanca	7/3/04	1920
Jeff Davis	Fort Davis	11/8/03	1910
Johnson	Cleburne	12/1/07	1913

County	City	Rededicated	Yr Built
Karnes	Karnes City	4/7/18	1894
Kendall	Boerne	4/10/10	1870
La Salle	Cotulla	1/26/13	1931
Lamar	Paris	9/3/05	1917
Lampasas	Lampasas	3/2/04	1883
Lavaca	Hallettsville	9/11/10	1897
Lee	Giddings	10/8/04	1899
Leon	Centerville	7/1/07	1887
Lipscomb	Lipscomb	9/11/21	1916
Llano	Llano	6/15/02	1892
Lynn	Tahoka	6/20/19	1916
Marion	Jefferson	5/22/21	1912
Maverick	Eagle Pass	10/13/05	1885
McCulloch	Brady	9/5/09	1899
Menard	Menard	11/11/06	1932
Milam	Cameron	7/4/02	1892
Mills	Goldthwaite	8/27/11	1913
Navarro	Corsicana	7/9/16	1905
Newton	Newton	12/8/12	1903
Parker	Weatherford	6/4/05	1886
Potter	Amarillo	8/18/12	1932
Presidio	Marfa	1/5/02	1886
Rains	Emory	10/17/10	1909
Red River	Clarksville	10/26/02	1884
Roberts	Miami	6/2/12	1913
San Augustine	San Augustine	11/20/10	1928
San Saba	San Saba	1/23/20	1911
Shackelford	Albany	6/30/01	1883
Sutton	Sonora	6/11/02	1891
Throckmorton	Throckmorton	3/12/15	1891
Trinity	Groveton	7/22/11	1914
Val Verde	Del Rio	7/23/04	1887
Wharton	Wharton	8/4/07	1889
Wheeler	Wheeler	10/16/04	1925
Williamson	Georgetown	12/8/07	1911

CURRENT FULL RESTORATION GRANTS

County	City	Status	Yr Built
Callahan	Baird	In Progress	1929
Mason	Mason	In Progress	1910
Polk	Livingston	In Progress	1923
Taylor	Abilene	In Progress	1915

CURRENT PLANNING PROJECTS

County	City	Status	Yr Built
Willacy	Raymondville	In Progress	1922

PREVIOUS PLANNING PROJECTS

County	City	Status	Yr Built
Crosby	Crosbyton	Complete	1914
Fort Bend	Richmond	Complete	1909
Houston	Crockett	Complete	1940
Hunt	Greenville	Complete	1929
Kimble	Junction	Complete	1930
Mason	Mason	Complete	1910
Stephens	Breckenridge	Complete	1926
Upshur	Gilmer	Complete	1933
Van Zandt	Canton	Complete	1937
Washington	Brenham	Complete	1940
Wise	Decatur	Complete	1896

CURRENT EMERGENCY PROJECTS

County	City	Status	Yr Built
Duval	San Diego	In Progress	1916
Lee	Giddings	In Progress	1899
Limestone	Groesbeck	In Progress	1924
Willacy	Raymondville	In Progress	1922

PREVIOUS EMERGENCY PROJECTS

County	City	Status	Yr Built
Bandera	Bandera	Complete	1891
Callahan	Baird	Complete	1929
Cameron	Brownsville	Complete	1912
Camp	Pittsburg	Complete	1929
Dickens	Dickens	Complete	1893
Glasscock	Garden City	Complete	1894
Goliad	Goliad	Complete	1894
Hidalgo	Hidalgo	Complete	1886
Houston	Crockett	Complete	1940
Hunt	Greenville	Complete	1929
Jefferson	Beaumont	Complete	1932
Kimble	Junction	Complete	1930
Kleberg	Kingsville	Complete	1914
Limestone	Groesbeck	Complete	1924
Lipscomb	Lipscomb	Complete	1916
Mason	Mason	Complete	1910
McLennan	Waco	Complete	1901
Milam	Cameron	Complete	1892
Montague	Montague	Complete	1913
Nueces	Corpus Christi	Complete	1914
Polk	Livingston	Complete	1923
Randall	Canyon	Complete	1908
Tyler	Woodville	Complete	1891
Upshur	Gilmer	Complete	1933
Wilson	Floresville	Complete	1884

TEXAS HISTORIC COURTHOUSE PRESERVATION PROGRAM

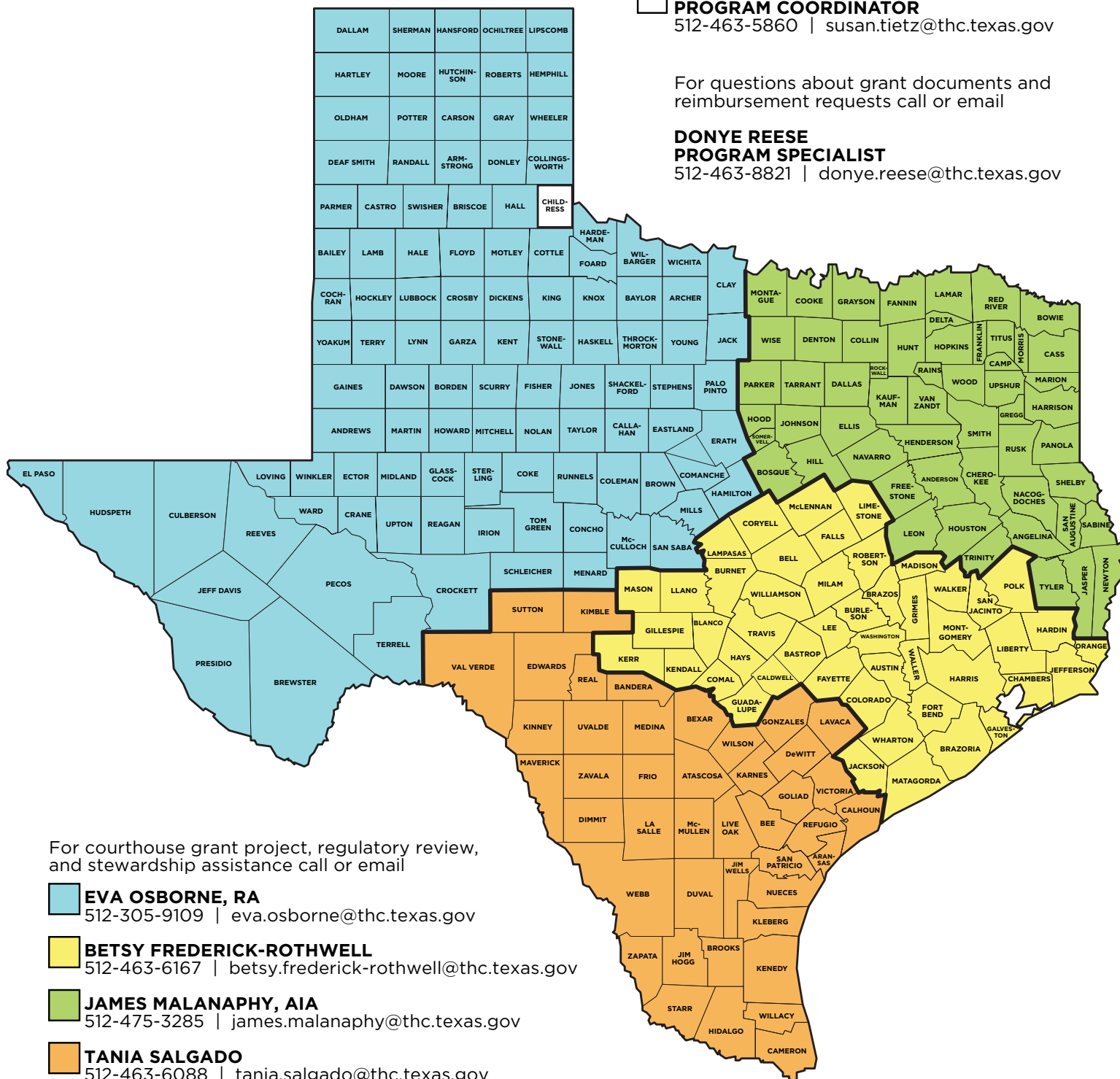
REVIEWERS BY REGION

For general questions call or email

 **SUSAN TIETZ, AIA**
PROGRAM COORDINATOR
512-463-5860 | susan.tietz@thc.texas.gov

For questions about grant documents and reimbursement requests call or email

DONYE REESE
PROGRAM SPECIALIST
512-463-8821 | donye.reese@thc.texas.gov



For courthouse grant project, regulatory review,
and stewardship assistance call or email

 EVA OSBORNE, RA
512-305-9109 | eva.osborne@thc.texas.gov

 **BETSY FREDERICK-ROTHWELL**
512-463-6167 | betsy.frederick-rothwell@thc.texas.gov

 **JAMES MALANAPHY, AIA**
512-475-3285 | james.malanaphy@thc.texas.gov

 **TANIA SALGADO**
512-463-6088 | tania.salgado@thc.texas.gov

PROJECT GRANT FUNDING

The THCPP program funds are requested by the THC in the agency's Legislative Appropriations Request at the beginning of each session of the Texas Legislature. By statute, the maximum award to any county is \$6 million. Awards may be reduced from the amount requested depending upon funding availability.

Upon appropriation of funds by the Texas Legislature, the THC establishes the general expectations for the next grant cycle including the following types of project funding to

achieve the overall goals of the program for preservation of historic county courthouses. Applications for funding are typically accepted on a biennial basis.

The application process is competitive. Applicants are not limited to applying for any single type of grant, awards may be offered for full restoration or planning as appropriate or an emergency if requested. Applications for full restoration and planning grants are evaluated on 22 scoring criteria.

FULL RESTORATION GRANTS

GRANTS TO FUND FULL RESTORATION OF THE EXTERIOR AND INTERIOR
Construction grants are awarded for the full restoration of a courthouse to a particular historic period while rehabilitating and upgrading the building to current codes and functional requirements.

15%
min. match

PLANNING GRANTS

GRANTS TO FUND THE PRODUCTION OF CONSTRUCTION BID DOCUMENTS
Planning grants are awarded for the production of 95% complete architectural plans and specifications which are used as "blueprints" for a future construction project. Planning grants typically precede a construction project.

30%
min. match

EMERGENCY GRANTS

GRANTS TO FUND CRITICAL NEED
Emergency grants are awarded to address critical issues endangering the courthouse or its occupants. These grants are awarded on the basis of need and program funding availability.

30%
min. match—may be capped at
\$500K

TIMELINE FOR COURTHOUSE GRANTS

MAR 4

Draft Preservation Master Plan and Construction Document Submittal Deadline

APR 18

Final Master Plan and Construction Document Submittal Deadline

MAY 2

Notification of Eligibility for New Applicants

MAY 13

Round XII Grant Application Deadline

JUN 30

Public Comment and THC Committee Meeting

**JUL
25-26**

Round XII Grant Awards Approved by Commission